

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
 (205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) ☒ Ladosia L. Stanford
 55 Indian Crest Drive
 (Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
 P.O. Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 Ladosia L. Stanford, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ladosia L. Stanford and Beverly Stanford Badger

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 5, in Block 3, in INDIAN SPRINGS RANCH, according to the plat thereof
 as recorded in the Office of the Judge of Probate of Shelby County, Alabama,
 in Map Book 4, Page 29.

Subject to easements and restrictive covenants of record.

Subject to: Permits to Alabama Power company recorded in Probate Office of Shelby
 County, Alabama, in Deed Book 176, Page 73, 71, and 75, and in Deed Book 198,
 Page 491; Restriction dated Sept. 1958 and recorded in Probate Office of Shelby
 County, Alabama in Deed Book 195, Page 467; and amended restrictions dated Feb.
 26th, 1963, and recorded in Deed Book 224, Page 436, in the said Probate Office.
 Building set back line of 100 feet as shown by map of said subdivision.

Ladosia L. Stanford is the surviving grantee in that certain deed recorded in
 Deed Book 232, page 318, in the Probate Office of Shelby County, Alabama; the
 other grantee, G. Keldon Stanford, having died on or about July 23, 1986.

10/03/1995-27793
 11:03 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MEL 9.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
 the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
 the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and
 if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
 and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
 above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators
 shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 3rdday of October, 19 95

WITNESS:

(Seal)

Ladosia L. Stanford (Seal)
 Ladosia L. Stanford

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
 hereby certify that Ladosia L. Stanford, a single woman
 whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me
 on this day, that, being informed of the contents of the conveyance she executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this

3rd

day of

October

95

Notary Public.

Inst # 1995-27793